103.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,500 / 934,500
					USE VALUE:	934,500 / 934,500
					ASSESSED:	934,500 / 934,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNODGRASS JOSEPH T
Owner 2:	NAISH SALLY J
Owner 3:	
Street 1:	5 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPINOSA SALVATORE JR -
Owner 2:	SPINOSA LUCY A -
Street 1:	5 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .244 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2878 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10635.000	415,600	1,600	517,300	934,500
Total Card	0.244	415,600	1,600	517,300	934,500
Total Parcel	0.244	415,600	1,600	517,300	934,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.76 /Parcel: 324.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66476
GIS Ref
GIS Ref
Insp Date 10/24/18

!8224!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	415,600	1600	10,635.	517,300	934,500		Year end	12/23/2021
2021	101	FV	400,800	1600	10,635.	517,300	919,700		Year End Roll	12/10/2020
2020	101	FV	400,800	1600	10,635.	517,300	919,700	919,700	Year End Roll	12/18/2019
2019	101	FV	318,300	1600	10,635.	517,300	837,200	837,200	Year End Roll	1/3/2019
2018	101	FV	318,300	1600	10,635.	443,400	763,300	763,300	Year End Roll	12/20/2017
2017	101	FV	318,300	1600	10,635.	413,900	733,800	733,800	Year End Roll	1/3/2017
2016	101	FV	318,300	1600	10,635.	354,700	674,600	674,600	Year End	1/4/2016
2015	101	FV	311,700	1600	10,635.	317,800	631,100	631,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:57:14

LAST REV

Date	Time
09/09/19	08:34:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8224

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPINOSA SALVATO	34972-586		3/5/2002		463,000	No	No		
SPINOSA SALVATO	28707-109		6/15/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	66476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2018	113	Redo Bat	20,527	C				
3/13/2013	327	Manual	1,817	C				
2/15/2013	207	Solar Pa	33,049					
4/26/2007	284	Addition	195,000	C		G8	GR FY08	BLD SUNROOM / RENO
7/24/1997	423	Manual	5,000	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Inspected	BS	Barbara S
9/27/2018	MEAS&NOTICE	CC	Chris C
5/29/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	189	PATRIOT
7/25/2002	MLS	MM	Mary M
11/29/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10635		Sq. Ft.	Site		0	70.	0.69	4									517,333						517,300	

Total AC/HA:	0.24415	Total SF/SM:	10635	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 517,333	Spl Credit	Total: 517,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12945199
Const Adj.:	1.00289965
Adj $ / SQ:	113.273
Other Features:	108709
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435622
Depreciation:	20039
Depreciated Total:	415584

COMMENTS

SCUTTLE HOLE. XTRA SHOWER IN BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

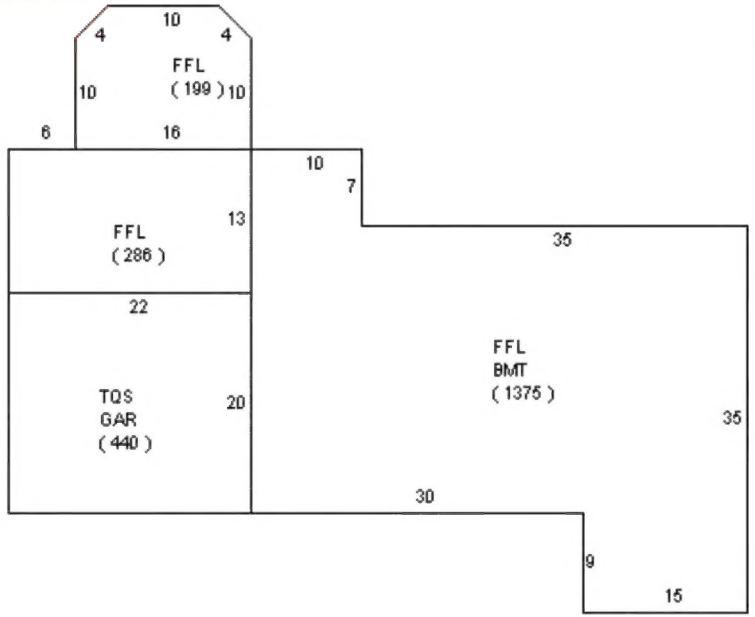
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	113.27
Special Features:	0	Val/Su Net:	99.16
Final Total:	415600	Val/Su SzAd	189.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,860	113.270	210,687
BMT	Basement	1,375	45.030	61,911
GAR	Garage	440	20.740	9,126
TQS	3/4 Story	330	113.270	37,380
EFP	Enclos Porch	186	41.980	7,809

Net Sketched Area:	4,191			Total:	326,913
Size Ad	2190	Gross Area	4301	FinArea	2878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	40X26	A	AV	1960	2.61	T	40.8	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600